

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION AND
JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE
held on Monday, May 9, 2016 at 6:00 p.m., in the Board Room, at the Municipal Center
Chairman White Presiding.

A. OPENING OF SESSION AT 6:00 P.M.

- 1. Joint Town & Village of Weston Extraterritorial Zoning Committee meeting called to order by Olson.**
- 2. Plan Commission meeting called to order PC Chairman White.**
- 3. Clerk will take attendance and roll call.**

Roll call indicated 5 Joint Town & Village of Extraterritorial Zoning Committee members present.

<u>Member</u>	<u>Present</u>
Christiansen, Randy	YES
Diesen, Dave	NO
Hull, Mark	YES
Kollmansberger, Tina	YES
Olson, Milt	YES
Zeyghami, Hooshang	YES

Roll call indicated 5 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

Village Staff in attendance: Higgins, Donner, Guild, Tatro, Wehner, Parker, and Hodell. There were 3 audience members present.

- 4. Requests for Silencing of cellphones and other electronic devices.**

B. PUBLIC HEARINGS BEFORE VILLAGE PLAN COMMISSION AND JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE

Olson and White opened the public hearings at 6:01 p.m.

- 5. Ordinance No. 16-025 An Ordinance Amending Chapter 94 Zoning, Section 94.3.04, Figure 3.04 Allowable Uses in Rural, Open Space and Residential Zoning Districts, Section 94.3.05, Figure 3.05 Allowable Uses in Non-Residential and Mixed Use Zoning Districts and Section 94.4.08(1) Light Industrial.**

Higgins explained how the Village is working on an update to our TIF #1 Plan. The plan was originally done as an industrial TIF. With the recent special legislation awarded, we have an opportunity to open up the plan and to do an update on it. Part of this plan requires we have 50% of land within this TIF considered as an industrial use. Over the course of the years, the zoning had changed, which left us at only about 20%. With the Village-wide rezone held last year, we are now at about 33-35%. When we work on this plan, we must get this back to 50%. A lot of the land along Weston Avenue is in Agriculture, and we are not going to rezone it to anything else until the time it changes use and is developed. After speaking with Mark Roffers, it was suggested that the best way to get to the 50% industrial use was that we should make a change to the current zoning code to allow for light industrial as a conditional use in the AR District. This change will help bring us up and slightly over the 50% that we need to do the TIF Plan amendment.

She pointed out another change, allowing Indoor Sales Incidental to Storage or Light Industrial land use as a conditional use in the AR district. She pointed out how we are making a change to the outdoor alcohol areas also, because of the existing golf course and trap club in that area. Also a change in Community Living Arrangements, in the institutional. There are also provisions being added requiring any new development within the AR district to be served by public water and sewer.

Daniel Guild, 5702 Pine Terrace, spoke in favor of the changes, stating this will allow the Village to move forward in economic growth and development.

No one else spoke in favor or opposition.

Olson and White closed this public hearing at 6:10 p.m.

6. Ordinance No. 16-026 An Ordinance Amending Section 94.16.11(2) of the Zoning Ordinance Entitled *Eligible Provisions for which Variances May Be Granted*.

Higgins stated this amendment is a straggler from last month. We made a change allowing holding tanks through conditional use, where they do not need to go through a variance anymore, similar to how the Town was set up. We found that when taking some of the changes from the Town, this section got left in the Town's code, and needs to be removed in the Village/ETZ and Town Codes. The Town Code will be updated at a later date.

White and Olson closed this hearing at 6:12 p.m.

7. Ordinance No. 16-027 An Ordinance Amending Section 94.13.07(7)(b)1. and (c)1. of the Zoning Ordinance Relating to On-Building Sign (Wall, Awning, Marquee, or Projecting Sign) in the INT Institutional and B-1 Neighborhood Business Districts; and B-2 Highway Business, B-3 General Business, BP Business Park, and I Industrial Districts; and Amending the Same in Figure 13.07: Summary of Maximum Dimensions and Number of On-Premise Business Signs (for Non-Residential, Agricultural, and PR Districts—See Section 94.13.05 for Residential and RR District Standards).

Wehner commented this came out of a sign permit request by Target, who is changing out their pharmacy sign with CVS Pharmacy. Their proposed sign exceeds the 200 square foot minimum.

Our current code only allows for a maximum of 50 square feet of a sign per signable wall. Staff is requesting to remove that section of the maximum permitted area, as the amount of the square footage of allowed signage is already determined by the length of the wall in which the sign is to be installed upon. This change is viewed as more business friendly. The maximum permitted area is being removed in all zoning districts.

Hull pointed out an inconsistency in this ordinance. The text in this ordinance states "One on-building sign per signable wall per individual business or establishment on the lot." The table states "2 on-building wall signs per signable wall per business". The intent was to allow 2 on-building signs, per signable wall, per business within the B-2, B-3, BP, LI, GI. There was further discussion on how to calculate the size of signs.

White and Olson closed this hearing at 6:20 p.m.

8. Ordinance No. 16-028 An Ordinance Amending Section 94.12.08(10) of the Zoning Ordinance Entitled *Provisions for Sidewalk* and Creating Section 94.12.09(15) of the Zoning Ordinance Entitled *Pedestrian Facilities*.

Wehner pointed out the revised version of this amendment, which was printed out for the Plan Commissioners. Wehner stated Planning & Development drafted the original amendment, but then after talking with Public Works earlier today, it was apparent that some other changes needed to be incorporated. Wehner stated the goal with this amendment was to incorporate the Complete Streets resolution that was adopted last November. There was further discussion on the proposed amendment and how the requirement of sidewalks will be decided.

Olson and White closed this hearing at 6:29 p.m.

9. Discussion and Action by Joint Town & Village of Weston Extraterritorial Zoning Committee on Director's recommendation to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

Motion by Kollmansberger, second by Hull to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, with corrections as noted, and per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Christiansen, Randy	YES
Diesen, Dave	NO
Hull, Mark	YES
Kollmansberger, Tina	YES
Olson, Milt	YES
Zeyghami, Hooshang	YES

10. Discussion and Action by Village Plan Commission on Director's recommendation to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

Motion by Schuster, second by Zeyghami to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, with corrections as noted, and per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval. Q: Johnson questioned how often the rule of the 50% valuation comes into play. Wehner stated more so for commercial properties than residential. Higgins stated we will see this more so in new subdivisions. Motion Carried.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

C. PUBLIC COMMENT – ETZ.

11. Comments from the public on issues, which the ETZ has oversight, or on business items that might be recommended to the Board of Trustees.

None.

D. CONSENT ITEMS – ETZ.

12. Approve previous meeting(s) minutes from the ETZ, April 11, 2016.

Motion by Kollmansberger, second by Christiansen, to approve previous meeting(s) minutes from the ETZ, April 11, 2016.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Present</u>
Christiansen, Randy	YES
Diesen, Dave	NO
Hull, Mark	YES
Kollmansberger, Tina	YES
Olson, Milt	YES
Zeyghami, Hooshang	YES

E. ADJOURN ETZ

13. Adjourn ETZ Committee.

Motion by Hull, second by Christiansen to adjourn at 6:35 p.m.

F. PUBLIC COMMENT – PC

14. Comments from the public on issues, which the PC has oversight, or on business items that might be recommended to the Board of Trustees.

None.

G. CONSENT ITEMS – PC

15. Approve previous meeting(s) minutes from the Plan Commission April 11, 2016, regular meeting.

Motion by Diesen, second by Johnson, to approve the Plan Commission April 11, 2016 regular meeting minutes.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

H. NEW BUSINESS - PC

16. Discussion and Action by Plan Commission on Director's Recommendation to approve Resolution No. 2016-008 A Resolution Recommending Adoption of Ordinance No. 16-029 to Repeal Chapter 74 of the Village of Weston Municipal Code of Ordinances Entitled "Subdivision Regulations" and Amending and Recreating the Same, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for the consideration and final approval.

Higgins explained this is an update of Chapter 74, Subdivision Ordinance. This is being done as the second part of the zoning code update and is coming forth at this time in preparation of new potential developments in the Village. She explained some of the changes in the review process. Higgins brought up the County Naming system, and how this may play a part in this ordinance in the near future.

Higgins explained this is coming before Plan Commission tonight as a resolution, where if approved, then goes through public hearing before the Board of Trustees on Monday.

Motion by Zeyghami, second by Johnson, to approve Resolution No. 2016-008 A Resolution Recommending Adoption of Ordinance No. 16-029 to Repeal Chapter 74 of the Village of Weston Municipal Code of Ordinances Entitled “Subdivision Regulations” and Amending and Recreating the Same, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for the consideration and final approval.

Yes Vote: 5

No Votes: 0

Abstain: 0

Not Voting: 2

Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

I. REPORTS FROM STAFF

17. Report from Planning and Development Director.

Higgins pointed out her monthly report. She also explained a new software system we are working on implementing in the near future. She explained how Wausau and Oshkosh already use this software.

18. Staff Report on staff-approved CSM’s, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last reported of 03/14/2016.

K. REMARKS FROM COMMISSIONERS.

Zeyghami questioned the April 11th minutes. He pointed out that he was excused from the meeting, and feels the minutes appear that he voted “no” on action items. It was pointed out to Zeyghami that above the list of names, is the count of Yes Votes, No Votes, Abstain, Not Voting, and Result. In each motion during that meeting, the count next to Not Voting reflected his not being there.

Schuster questioned Guild about the several copies of the budget book he has received. Guild will check with Jacobs to find out if these are corrected copies or extra copies.

L. DISCUSS ITEMS TO BE INCLUDED FOR NEXT AGENDA.

Higgins stated there will be another ordinance amendment at the next meeting. This pertains to the zoning ordinance, where it will apply parkland dedication fees to large parcels of land with apartment complexes.

M. SET NEXT REGULAR MEETING DATE FOR MONDAY, JUNE 13, 2016, AT 6:00 P.M.

N. ADJOURN.

13. Adjourn Plan Commission.

White adjourned the meeting at 6:56 p.m.

Loren White, Chairman

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary